

LAND COMPARABLE SALE

BLOCK 650 / LOT West portion of
old Lot #1, now
new Lot #22

LOCATION: NE of 2017-21 California Street

LOT SIZE: 37.5' x 137.5' AREA: 5156.25 sq ft

TOPOGRAPHY: Level

ZONING: R-5

SOLD: GRANTOR: Robert S. & Eve Misrach

GRANTEE: Cal-Francisco Investment Corp.

RECORDED: 8-13-70

PRICE: \$50,000 with
\$40,000 deed of trust to seller

REMARKS: Bare land - lot split

PER SQ. FT. \$9.70



LAND COMPARABLE SALE

Block 662 / Lot 19

LOCATION: N Bush, 110' E of Buchanan - called 1966 Bush St.

LOT SIZE: 27.5' x 137.5' AREA: 3,781.25 sq

TOPOGRAPHY: Nearly level, slight upslope from rear of lot.

ZONING: R-3

SOLD: GRANTOR: Donald & Cecylia Schmuck

GRANTEE: Masao & Agnes T. Ashizawa

RECORDED: 8/27/68

PRICE: \$26,600

PER sq \$7.03



MAR 68

LAND COMPARABLE SALE

BLOCK 793 / LOT 11 & 29

ADDRESS: 451 Fulton Street and 438 Grove Street

LOCATION: S/L Fulton Street, 137.5' W. of Gough Street
N/L Grove Street, 165' W. of Gough Street

LOT SIZE: Lot 11 - 27.5' x 68.75') contiguous
Lot 29 - 95.75' x 206.25') lots

LOT AREA: 21,639.06 sf

TOPOGRAPHY: Level and at street grades

ZONING: Lot 11- C-2
Lot 29- C-M

SOLD: GRANTOR: John F. & Harry Smith

GRANTEE: San Francisco Local #85, Drivers &
Helpers Fringe Benefit Trust

RECORDED: 8-20-70

PRICE: \$205,000 with
\$100,000 deed of trust to seller

PER SQ. FT. \$9.47

REMARKS: Old wood-framed 1-story commercial building covers a small portion of Lot 29. Lot #11 entirely vacant. Purchased as a new office building site.



LAND COMPARABLE SALE

BLOCK 793 / LOT 11 & 29

ADDRESS: 451 Fulton Street and 438 Grove Street

LOCATION: S/L Fulton Street, 137.5' W. of Gough Street
N/L Grove Street, 165' W. of Gough Street

LOT SIZE: Lot 11 - 27.5' x 68.75') contiguous
Lot 29 - 95.75' x 206.25') lots

LOT AREA: 21,639.06 sq ft

TOPOGRAPHY:

ZONING:

SOLD:

REMARKS:



74
45
29

COMPARABLE LAND SALE

Block 793 / Lot 28

LOCATION: S/L Fulton St., 125.5' E of Octavia

LOT SIZE: 54' x 206.25' less
12.25' x 68.75' at rear

AREA: 10,295.3 sf

TOPOGRAPHY: Level, and at street grade

ZONING: C-M

SOLD: GRANTOR: Arnold Taube

GRANTEE: Alexander M. Maisin

RECORDED: 8/22/68

PRICE: \$50,000
74,000

PER SQ.FT. \$4.86
7.02

REMARKS:

Lot now in process of being improved with a new office building. Buyer utilized the foundations of the demolished building for the new structure.



LAND COMPARABLE SALE

BLOCK 1028 / LOT 28 and 3

LOCATION: S/L California Street, 110' W. of Divisadero Street (lot 28)
W/L Divisadero Street, 110' S. of California Street (lot 3)

LOT SIZE: 55' x 137.5' (lot 28) contiguous LOT AREA: 7562.5 sq ft (lot 28)
27.5' x 110' (lot 3) lots 3025 sq ft (lot 3)
10,587.5 sq ft TOTAL AREA

TOPOGRAPHY: Nearly level, and at street grades

ZONING: C-2

SOLD: GRANTOR: Stephen L. & Lucien W. and Stella L. Simon
GRANTEE: Richard F. and Jimena C. Angotti
RECORDED: 5-18-70
PRICE: \$118,000 with
\$ 94,400 deed of trust to seller

REMARKS: Buyer is building an ambulance service facility on
the sites. Sold on basis of \$11.15 sq ft .



LAND COMPARABLE SALE

BLOCK 1028 / LOT 28 and 3

LOCATION: S/L California Street, 110' W. of Divisadero Street (lot 28)
W/L Divisadero Street, 110' S. of California Street (lot 3)

LOT SIZE: 55' x 137.5' (lot 28) contiguous LOT AREA: 7562.5 sq (lot 28)
27.5' x 110' (lot 3) lots 3025 sq (lot 3)
5sq TOTAL AREA

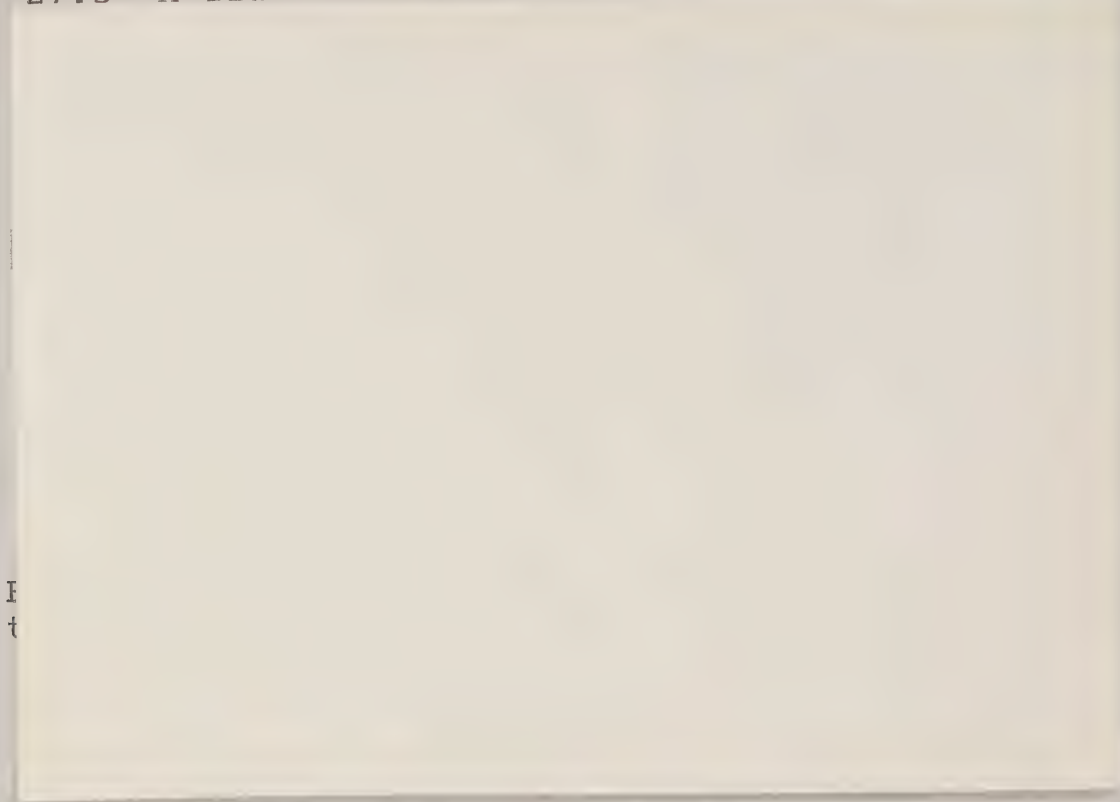
TOPOGRAPHY:

ZONING:

SOLD:

Simon

REMARKS:



LAND COMPARABLE SALE

BLOCK 1200 / LOT 13

ADDRESS: 400 Baker Street

LOCATION: NE Corner Hayes & Baker Streets

LOT SIZE: 75' x 107' AREA: 8,025 sq

TOPOGRAPHY: Level

ZONING: R-3

EXPENSES: TAXES: \$1,856

SOLD: GRANTOR: TEXACO, INC.

GRANTEE: William A. & Lena Price

RECORDED: 7-17-70

PRICE: \$54,000 with
deed of trust to seller of \$46,000

REMARKS: Level, old gas station, still with pumps and tanks and metal building. Buyer intends to demolish and use for a parking lot - - across from S.P. Hospital (doctor-buyer) corner parcel

PER SQ. FT. \$6.73



L

LAND COMPARABLE SALE

Block 1205 / Lot 20

LOCATION: NE Corner Fell & Baker Streets

LOT SIZE: 50' x 100'

AREA: 5,000 sf

TOPOGRAPHY: Level

ZONING: R-4

REMARKS: Plottage sale. Was improved with old obsolete Shell service station, now demolished.

SOLD: GRANTOR: Estate of Norman A. Eisner; Elsie Eisner; and Norma Moore

GRANTEE: William A. & Lena Price

RECORDED: 12/22/69

PRICE: \$52,000

PER SQ.FT. \$10.40
Plus demolition



2

LAND COMPARABLE SALE

Block 1215/ Lots 1,2,3,& 4

LOCATION: #1 - SW Fell & Divisadero
#2 - W/L Divisadero 27.5' S Fell
#3 - W/L Divisadero 52.5 S Fell
#4 - W/L Divisadero 137.5' N Oak

LOT SIZE:	#1 - 27.5' x 106.3'	AREA:	2923.25	sq
	#2 - 25' x 106.25'		2662.5	sq
	#3 - 55' x 106.25'		5857.5	sq
	#4 - 30 x 106.25 "		3187.5	sq
			<u>14,631</u>	sq

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Gas Station Plottage Sale

SOLD: GRANTOR: #1 - Trevor A. Roberts
#2 - Jeff McGaskey
#3 - Solid Rock Missionary Baptist Church
#4 - Nola Hanna & Charles Nelson

GRANTEE: Mobil Oil Corporation

RECORDED: 4/1/70

PRICE:	#1 - \$72,000	PER SQ.FT.	\$24.63
	#2 - \$25,000		\$16.90
	#3 - \$90,500		\$15.45
	#4 - <u>\$67,000</u>		<u>\$21.02</u>

Total:	\$ 274,500	AVERAGE	sq	\$18.83
--------	------------	---------	----	---------



LAND COMPARABLE SALE

Block 1215 / Lot 4

Location: W/L Divisadero 137.5' N Oak

LOT SIZE: 30' x 106.25'

AREA: 3,187.5 $\frac{1}{2}$

TOPOGRAPHY: Level

ZONING: C-2

SOLD: GRANTOR: Security Title Co.

GRANTEE: Nola Hanna and Charles Nelson

RECORDED: 12/30/69

PRICE: \$36,500

PER SQ.FT. \$11.45



LAND COMPARABLE SALE

BLOCK 1215 / LOT 5

TYPE OF
PROPERTY: 1 Store and 1 Flat

ADDRESS: 425 Divisadero Street

LOCATION: W/L Divisadero, 107.5' N. of Oak Street

LOT SIZE: 30' x 131.25' AREA: 3937.5 sf

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$922

SOLD: GRANTOR: M & C Mortgage Co.

GRANTEE: Humble Oil & Refining Co.

RECORDED: 10-5-70

PRICE: \$40,000

PER SQ. FT. \$10.16



LAND COMPARABLE SALE

BLOCK 1215/ LOT 6

TYPE OF
PROPERTY: Stores and Flats

ADDRESS: 401-19 Divisadero Street

LOCATION: NW Corner of Oak and Divisadero Streets

LOT SIZE: 107.5' x 85.5' AREA: 9191.25 sf

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$3,073

SOLD: GRANTOR: Bank of California, $\frac{1}{2}$ interest
Isabel B & William & Mary S. Sprague, $\frac{1}{2}$ int.

GRANTEE: Humble Oil & Refining Company

RECORDED: 10-5-70

PRICE: \$90,000

PER SQ. FT. \$9.79



LAND COMPARABLE SALE

BLOCK 1215 / LOT 7

TYPE OF
PROPERTY: Construction Service & Materials

ADDRESS: 1120-28 Oak Street

LOCATION: N/L Oak Street, 85.5' W. of Divisadero Street

LOT SIZE: 64.5' x 107.5' plus 30' x 40' at rear AREA: 8133.75 sf

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$2,109

SOLD: GRANTOR: R.S. & Eviline Silverberg

GRANTEE: Humble Oil & Refining Company

RECORDED: 10-19-70

PRICE: \$110,000

PER SQ. FT. \$13.52



2

LAND COMPARABLE SALE

Block 1216 / Lot 6

LOCATION: N/L Oak 125' E Divisadero

LOT SIZE: 25' x 90.45'/86.67'

AREA: 2,214 $\pm$

Topography: Level

ZONING: R-4

IMPROVEMENTS:

Land improved at time of sale with 2 old flats.
Subject was purchased for land to compliment
next door Shell Oil Station (for parking).

SOLD: GRANTOR: Alcide & Mary Y. Abrams

GRANTEE: Shell Oil Co.

RECORDED: 1/31/69

PRICE: \$45,000

\$20.33 PER SQ.FT.



L

LAND COMPARABLE SALE

Block 1216 / Lot 10A

LOCATION: E/L Divisadero 100' S. Fell St.

LOT SIZE: 65' x 250' (Irreg.) AREA: 18,700 $\pm$

TOPOGRAPHY: Level

ZONING: C-2

SOLD: GRANTOR: Golden & Barcroft, Inc.

GRANTEE: RO-AN, Inc.

RECORDED: 4/16/68

PRICE: \$205,000 PER SQ.FT. \$10.96

REMARKS: This was a purchase of an old car wash for \$205,000 for land plus \$45,000 for equipment. Buyer demolished building, erected a new building, and reinstalled the \$45,000 in equipment. Hence, this is a \$205,000 land sale.



COMPARABLE SALE

Block 635 / Lot 9-A

Type of Property: Auto Repair & Sales Garage

ADDRESS: 2470 California Street

LOCATION: N/L California 54.25 E Steiner

LOT SIZE: 52' x 106.188'

AREA: 5,521.77  

ZONING: C-2

IMPROVEMENTS: Two-story brick and cement garage building. No basement. Brick foundation. Unfinished interior with 2 cement over wood floors. 3 doors, lattice swing gates. 1 gas pump (500 gal. tank). Second floor supported by hang rods from roof truss and by posts. 1 grease rack. 1 toilet and sink. Metal HIP roof with wood trusses. Condition fair to good. Age approximately 90 years. Total building area 10,624  .

INCOME:	First floor	\$450 Mo.	
	Second floor	<u>150</u>	
		\$600 Mo.	\$ 7,200 Annual Gross

EXPENSES:	Taxes	\$2,538	
	Insurance	<u>300</u>	
		2,838	
		\$ 4,362	Annual Net

SOLD: GRANTOR: Lillian R. Byington

GRANTEE: Edward J. Connor

RECORDED: 2/25/70

PRICE: \$115,000

On basis of \$20.83 per   land & bldg. as improved.



IMPROVED COMPARABLE SALE

Type of Property: One-Story Garage

ADDRESS: 84 Page Street

Block 837 / Lot 11

LOCATION: N/L Page 27.5' E Gough

LOT SIZE: 55' x 120'

AREA: 6,600 sf

ZONING: C-M

IMPROVEMENTS:

One-story and mezzanine brick building containing an auto repair shop. Concrete foundation. No basement. Two restrooms. Steel frame windows. Two roll-up type garage doors. Flat tar & gravel roof. Building area 6,600 sf plus 1,100 sf of mezzanine.

SOLD: GRANTOR: Bank of America

GRANTEE: George B. Gillson

RECORDED: 3/24/67

PRICE: \$58,000

On basis of \$8.79 per sf land & bldg. as improved.



IMPROVED COMPARABLE SALE

Block 849 / Lot 22

Type of Property: One-Story Brick Garage

ADDRESS: 330 - 360 Fillmore Street

LOCATION: E/L Fillmore 30' S Page Street

LOT SIZE: (Irreg.) 150' on Fillmore.
Depts from 90' to 165.3'AREA: 18,807.9 sf

ZONING: R-4

IMPROVEMENTS:

Two brick 1-story garage buildings used as warehouses.

#360 - rectangular 1-story brick garage building.
Slab floor. Two sets of wooden gabled trusses with
4 skylights. Two sets of wooden hinged truck doors.
Sectional pane - wood sash. Four wood column down
center.#330 Same as above. 7 wood columns. Small room at
NE Corner of rear. One roll-up steel door at entrance.
Both buildings erected about 1915.

INCOME: Occupied by owner.

EXPENSES: Taxes \$ 3,401

SOLD: GRANTOR: San Francisco Opera Assn.

GRANTEE: The Salvation Army

RECORDED: 7/21/69

PRICE: \$115,000



IMPROVED COMPARABLE SALE

BLOCK 1052 / LOT 2

TYPE OF
PROPERTY: Parking Garage

ADDRESS 1743-45 Divisadero Street

LOCATION: W/L of Divisadero Street, 50' S. of Bush Street

LOT SIZE: 87.5' x 103.25' LOT AREA: 9034.375 ₤

ZONING: C-2

IMPROVEMENTS: 2-story concrete garage building. All slab floors with concrete ramp up. Flat roof. 2 gas pumps and under-ground tanks. Sectional steel sash. 5000 ₤ per floor; 10,000 ₤ total, less 1000 ₤ for ramp. Built about 1915. Fair condition.

EXPENSES: Taxes: \$3,687

SOLD: GRANTOR: Mario J. Rocca

GRANTEE: Mt. Zion Hospital & Medical Center

RECORDED: 7-17-70

PRICE: \$161,500





Coldwell, Banker & Company

A CALIFORNIA CORPORATION

REAL ESTATE • PROPERTY MANAGEMENT • MORTGAGE LOANS • INSURANCE
57 SUTTER STREET • SAN FRANCISCO, CALIFORNIA 94104
TELEPHONE 781-5420

WILLIAM H. BANKER
Vice President

February 21, 1968

Reverend William J. Maring, S.J.
Society of Jesus
Provider Procurator
2460 Lyon Street
San Francisco, California 94123

Dear Father Maring,

The following information pertains to recent sales, listings and leases of properties in the Van Ness Avenue district.

- 646/9
- 1 - Northeast corner of Van Ness Avenue & Pine Street
203' x 137'6" plus 7'9" x 65'6" 28,420 sq.ft.
Listed for sale at \$ 700,000 \$ 24.63 per sq.ft. C-14
 - 811/59
 - 2 - North line of Hayes Street, 109' East of Van Ness Avenue
165' x 120' 19,300 sq.ft.
2/4/66 Breviate # 25562 C-3
Civic Center Properties to California State Automobile Assn.
Price - \$ 490,000 \$ 24.75 per sq.ft.
 - 811/16,21
 - 3 - South line of Grove Street, 105' East of Van Ness Avenue
72' x 120' (irregular) 8,397 sq.ft. C-3
Sold to the City of San Francisco in 1967 at \$ 25.00 per sq.ft.
 - 763/9
 - 4 - Northeast corner of Van Ness Avenue and Golden Gate Avenue
120' x 109' 13,080 sq.ft. C-3
Hayman and Hanssman to Metropolitan Parking Corporation
20 year lease 5/1/65 to 4/30/85 at \$ 2,000 per month, net.
\$ 24,000 per annum net, capitalized at 7% indicates a value
of \$ 342,857.00 or \$ 26.20 per sq.ft.

Very truly yours,

COLDWELL, BANKER & COMPANY



William H. Banker

WEB:fz

LAND COMPARABLE SALE

BLOCK 503 / LOT 1

ADDRESS: 1401-25 Lombard Street

LOCATION: SW Corner Lombard & Van Ness Avenue

LOT SIZE: 106.25' x 125'

LOT AREA: 13,281.25 sq ft

TOPOGRAPHY: Nearly level

ZONING: C-2

SOLD: GRANTOR: Phillips Petroleum Company

GRANTEE: Q.M. San Francisco Hotel, Inc.

RECORDED: 11-5-70

PRICE: \$240,000

PER SQ. FT. \$18.07

REMARKS: Buyer is a "distant" subsidiary of the seller, and intends to build a motel on the property.



✓ PARCEL NO.:

633-8 & 1026-3

LOCATION:

E. Scott 100' N. California
W. Scott 108.50' N. California

GRANTOR:

Estate of Willett

GRANTEE:

Rosano

SALES PRICE:

\$60,500

DATE: 8-5-65

LAND SIZE:

(633-8) 65.19' x 81.25' = 5,296 sf.)
(1026-3) 29' x 65' = 1,885 sf.) 7,181 s.f.

UNIT VALUE:

\$8.42/s.f.

ZONING: R-4

✓ PARCEL NO.:

649-21, 22, 23

LOCATION:

1850-70 Pine Street

GRANTOR:

Bay Development Co.

GRANTEE:

Deutsch, et al

SALES PRICE:

\$142,000

DATE: 4-5-65

LAND SIZE:

136.5' x 137.5' = 18,782 s.f.

UNIT VALUE:

\$7.56/s.f.

ZONING: R-5

✓ PARCEL NO.:

651-18

LOCATION:

S. California, 82.7' E. Buchanan

GRANTOR:

Bowne

GRANTEE:

New

SALES PRICE:

\$35,000

DATE: 10-1-62

LAND SIZE:

27.42 x 137.5' = 3,770 s.f.

UNIT VALUE:

\$9.28/s.f.

ZONING: R-5

SALE 636-8

LOCATION: 2311 California Street
GRANTOR: Mary Enderson
RECORDED: 9/14/67 Reel B177, Image 40
ZONING: R-4
SALES PRICE: \$22,000
LAND SIZE: 26 x 82.594 = 2,147 s.f.
UNIT VALUE: \$10.25/s.f.
IMPROVEMENTS: Vacant
REMARKS: Property in escrow in August 1969



✓ PARCEL NO.:

637-18

LOCATION:

S. Sacramento, 167' E. Webster

GRANTOR:

Garr

GRANTEE:

Schwartz

SALES PRICE:

\$162,000

DATE: 11-18-64

LAND SIZE:

73.13' x 132.69' = 9,703 s.f.

UNIT VALUE:

\$16.70/s.f.

ZONING: R-4

✓ PARCEL NO.:

649-8

LOCATION:

N. Pine, 165' W. Gough

GRANTOR:

Shaw

GRANTEE:

Maisin

SALES PRICE:

\$48,500

DATE: 4-16-63

LAND SIZE:

55' x 137' = 7,535± s.f.

UNIT VALUE:

\$6.44/s.f.

ZONING: R-5

✓ PARCEL NO.:

634-29

LOCATION:

2635 Sacramento

GRANTOR:

Golden Gate National Bank

GRANTEE:

McManus, et al

SALES PRICE:

\$20,000

DATE: 7-16-65

LAND SIZE:

25' x 120' = 3,000 s.f.

UNIT VALUE:

\$6.67/s.f.

ZONING: R-3

LAND COMPARABLE SALE

Block 644 / Lot 14

LOCATION: N/E Corner Polk & California Streets

LOT SIZE: 72' x 100'

AREA: 7,200 sf

TOPOGRAPHY: Nearly level, and at street grades

ZONING: C-2

SOLD: GRANTOR: Jean Yorn; Eddie J. & Vagina E. Lee;
and Hawklin Chuh

GRANTEE: American Savings & Loan Assn.

RECORDED: 4/1/68

PRICE: \$346,000

PER SQ.FT. \$48.06

REMARKS: Contained a 3-story 21-unit apartment house,
since demolished to serve as site as a branch
S & L office for buyer.



2

LAND COMPARABLE SALE

Block 646 / Lot 9

LOCATION: N/E Corner Pine & Van Ness

LOT SIZE: 137.5' x 137.5'
plus 65.5' x 145.25' AREA: 28,420 sf

TOPOGRAPHY: Slight down slope to the east
Pine Street frontage above grade
Van Ness frontage level and at street grade

ZONING: C-2

SOLD: GRANTOR: Phillips Petroleum Co.

GRANTEE: Chatmar, Inc.

RECORDED: 5/4/70

PRICE: \$750,000 PER SQ.FT. \$26.39

REMARKS: Present improvements (gas station) to be demolished.



186

COMPARABLE SALE NO. _____

18

LOCATION: NE VAN HESS & PINE

(Block 646 Lot 9)

GRANTOR: PHILLIPS PETROLEUM.

GRANTEE:

I.R.S. \$

RECORDED

25⁵⁰ per ft

CONFIRMED: Trevor & Co (10:1) SALE PRICE: \$ 72,500.00

ZONING C-2 NEAREST R-5 (Hawthorne) (C-2 restricted) IMP. VALUE: \$ _____

LOT SIZE: AREA Sq.Ft. LAND VALUE: \$ _____

203 x 137.50

7.9 x 65.50

28429 ft

USE:

IMPROVEMENTS: EXISTING GAS STATION TO BE DEMOLISHED

YEAR BUILT:

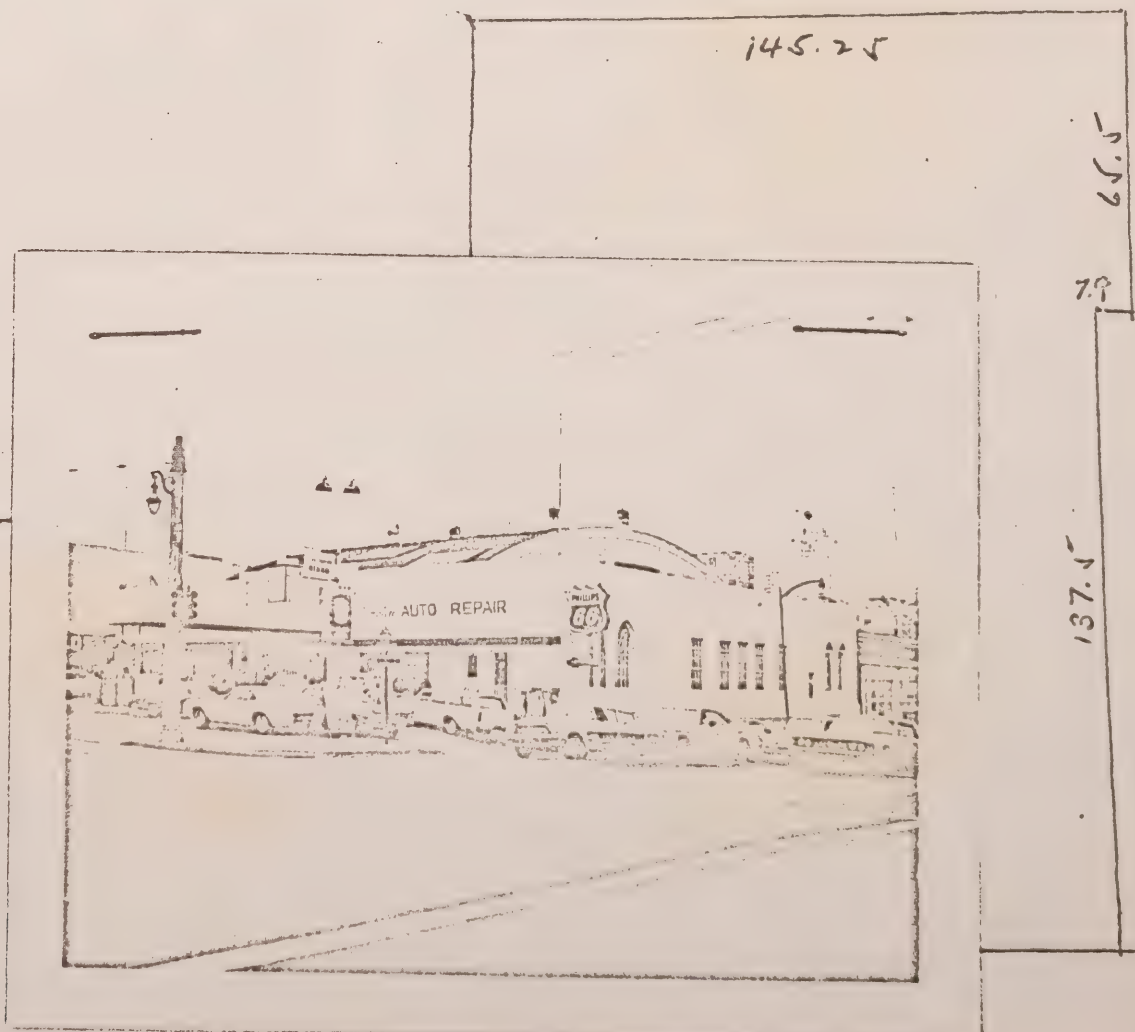
REMARKS:

ASSESSED VALUES:

Land \$

Improv. \$

Total \$



3-4-65

T INC

2

COMPARABLE LAND SALE

Block 647 / Lot 11A

LOCATION: NE Corner of Pine & Franklin Streets

LOT SIZE: 55' x 137'

AREA: 7,562 sf

TOPOGRAPHY: Slight upslope to the north
from Pine Street grade

ZONING: C-2

SOLD: GRANTOR: Western Title Insurance Co.

GRANTEE: 1st Church of Christ Scientist

RECORDED: 10/3/68

PRICE: \$137,500

PER SQ.FT. \$18.18

REMARKS: At time of sale this property was improved
with a one-story brick garage building which
has since been demolished.



LAND COMPARABLE SALE

BLOCK 650 / LOT West portion of
old Lot #1, now
new Lot #22

LOCATION: NE of 2017-21 California Street

LOT SIZE: 37.5' x 137.5'

AREA: 5156.25 sq

TOPOGRAPHY: Level

ZONING: R-3

SOLD: GRANTOR: Robert S. & Eve Misrach

GRANTEE: Cal-Francisco Investment Corp.

RECORDED: 8-13-70

PRICE: \$50,000 with
\$40,000 deed of trust to seller

REMARKS: Bare land - lot split

PER SQ. FT. \$9.70



✓ PARCEL NO.: 662-19
LOCATION: 1966 Bush Street
GRANTOR: Est. of Walls
GRANTEE: Schmuck
SALES PRICE: \$24,000 DATE: 5-16-63
LAND AREA: 27.5' x 137.5' = 3,781 s.f.
UNIT VALUE: \$6.35/s.f. ZONING: R-3

✓ PARCEL NO.: 662-35
LOCATION: S. Pine, 188.5' W. Laguna
GRANTOR: Lusik
GRANTEE: S. & P. Co.
SALES PRICE: \$35,000 DATE: 12-9-63
LAND AREA: 36.50' x 137.50' = 5,019 s.f.
UNIT VALUE: \$6.97/s.f. ZONING: R-3

✓ PARCEL NO.: 664-11 thru 16
LOCATION: 1746-1776 Bush Street
GRANTOR: Schwartz, et al
GRANTEE: Perma Built Enterprises
SALES PRICE: \$260,000 DATE: 2-7-65
LAND AREA: 175' x 120' = 21,000 s.f.
UNIT VALUE: \$12.38/s.f. ZONING: R-5
REMARKS: This property is currently listed for \$400,000 but owner will accept, with proper terms, \$350,000. The above transaction was not an open market sale but the price was determined by an appraisal.

LAND COMPARABLE SALE

Block 662 / Lot 19

LOCATION: N Bush, 110' E of Buchanan - called 1966 Bush St.

LOT SIZE: 27.5' x 137.5' AREA: 3,781.25 sq

TOPOGRAPHY: Nearly level, slight upslope from rear of lot.

ZONING: R-3

SOLD: GRANTOR: Donald & Cecylia Schmuck

GRANTEE: Masao & Agnes T. Ashizawa

RECORDED: 8/27/68

PRICE: \$26,600

PER sq \$7.03



MAR 69

LAND COMPARABLE SALE

43

Block 662 / Lot 19

LOCATION: N Bush, 110' E of Buchanan - called 1966 Bush St.
LOT SIZE: 27.5' x 137.5' AREA: 3,781.25 sq
TOPOGRAPHY: Nearly level, slight upslope from rear of lot.
ZONING: R-3
SOLD: GRANTOR: Donald & Cecylia Schmuck
GRANTEE: Masao & Agnes T. Ashizawa
RECORDED: 8/27/68
PRICE: \$26,600 PER sq \$7.03



MAR 68

CONFIDENTIAL SALE

SFD

Block 664/Lot 24

Type of Property: Two story wood frame Victorian residence

ADDRESS: 1837 Pine Street

LOCATION: S/L Pine 137.5 W of Gough

LOT SIZE: 25 x 120 AREA: 3000 sf

ZONING: R-5

IMPROVEMENTS:

Two story wood frame Victorian residence of 10 rooms and 2 baths. Building badly vandalized prior to this purchase. Now boarded up.

INCOME: Vacant for long period.

EXPENSES: Taxes \$795
Insurance 40 \$835

SOLD: GRANTOR: Michael Tilles
GRANTEE: Marian Tilin
RECORDED: 7-26-68
PRICE: \$40,000



2

LAND COMPARABLE SALE

Block 681 / Lots 7 thru
14

LOCATION: N/L Post St., 37.5' W of Pierce St.

LOT SIZE: 137.5' x 207.5', less
50' x 87.5'

AREA: 26,031.25 sf

TOPOGRAPHY: Level, and at street grade

ZONING: R-4

REMARKS: An Assembly of land parcels, one vacant, seven improved with very old buildings, to serve as the site of a multi-storied convalescent hospital, construction of which is now in progress. Complete demolition of old improvements after sale date.

SOLD: GRANTOR: Lot #7 - C.B. Craft; Lot #8 - Mt. Zion Hospital; Lots 9,10,11 - Fred R. Winn; Lot #12 - G.S. Morashita; Lot #13 - Jack W. Leishman; Lot #14 - Rosario Abantao

GRANTEE: Volney Bell

RECORDED: 6/21/68; 7/5/68; 9/17/68; 9/24/68

PRICE: \$320,500

PER SQ.FT. \$12.31



LAND COMPARABLE SALE

BLOCK 737 / LOT 5

LOCATION: N/L Eddy Street, 171.875' W. of Franklin

LOT SIZE: 68.75' x 120' LOT AREA: 8,250 sf

TOPOGRAPHY: At street grade. Slight upslope to rear (north)

ZONING: R-4

SOLD: GRANTOR: John A. Lennon Est. Co.

GRANTEE: Joseph Fitzpatrick to Thomas Bowe to R.C. Welfare Corp.

RECORDED: 4-3-70

PRICE: \$100,000 with
\$ 86,000 deed of trust to seller

PER SQ. FT. \$12.12



LAND COMPARABLE SALE

BLOCK 737 / LOT 6

LOCATION: N/L Eddy Street, 137.5' E. of Gough Street

LOT SIZE: 34.375' x 120'

LOT AREA: 4125 sq ft

TOPOGRAPHY: At street grade. Slight upslope to rear (north)

ZONING: R-4

SOLD: GRANTOR: Guerrero Land Company

GRANTEE: Roman Catholic Welfare Corp. of San Francisco

RECORDED: 6-6-69

PRICE: \$63,500

Per Sq. Ft. \$15.39

REMARKS: --- (none)



LAND COMPARABLE SALE

BLOCK 763 / LOT 8

LOCATION: N/L of Golden Gate Avenue, 109' E. of Van Ness Avenue

LOT SIZE: 25' x 120' (thru to alley) AREA: 3,000 sq ft

TOPOGRAPHY: Level, and at street grade

ZONING: C-3 (now C-2)

SOLD: GRANTOR: Richard W. Goodspeed

GRANTEE: (John B. & Helen R. Molinari - $\frac{1}{3}$
(Charles P. & Virginia C. Molinari - $\frac{1}{3}$
(Louis J. & Josephine A. Rocca - $\frac{1}{3}$

RECORDED: 1-7-64

PRICE: \$55,000

PER SQ. FT. \$18.33

INCOME: None at time of sale. Now rented for \$400 per month
net net net plus cost of living - now \$466.18 per month

REMARKS: Old brick store building. Improvements demolished after
sale. Now a paved parking lot. Property purchased for
land value.



LAND COMPARABLE SALE

BLOCK 767 / LOT 1

ADDRESS: 603 Golden Gate Avenue

LOCATION: SW Corner Van Ness and Golden Gate Avenues

LOT SIZE: 24' x 108'

ZONING: C-3 at time of sale, now C-2

TOPOGRAPHY: Level

REMARKS: Purchased for state office building site. Temporarily, with a paved state parking lot. (see sale of 767/2 & 3, adjoining, 3-18-68) Contained an old corner store building, immediately demolished

SOLD: GRANTOR: Earl & Ethyl N. Le Clair

GRANTEE: State of California

RECORDED: 6-29-67

PRICE: \$95,000

PER SQ. FT. \$36.65



LAND COMPARABLE SALE

BLOCK 767 / LOT 2 & 3

ADDRESS: 541-55 Van Ness Avenue

LOCATION: NW Corner Van Ness And Redwood

LOT SIZE: 96' x 108' AREA: 10,368 sf
(two 48' x 108' contiguous lots)

TOPOGRAPHY: Level

ZONING: C-3 at time of sale, now C-2

REMARKS: Purchased for state office building future site.
Temporarily, with a paved state parking lot.
(see sale of 767/1, adjoining, 6-29-67)

SOLD:

GRANTOR: Eva Casper

GRANTEE: State of California

RECORDED: 3-18-68

PRICE: \$290,000

PER SQ. FT. \$27.97



L

LAND COMPARABLE SALE

Block 776 / Lots 7 & 31

LOCATION: N/L McAllister 82.5' W Pierce
(Was 1430-38 McAllister St.)

LOT SIZE: #7 55'x 137.5'
#31 75'x 137.5'

AREA: 17,875 sq

TOPOGRAPHY: Level and at street grade

ZONING: R-4

IMPROVEMENTS:

Site improved with one 4-story 16-unit apartment house (Lot #7) and one 3-story 21-unit apartment house (Lot #31). Buyer subsequently demolished improvements and intends to construct a modern convalescent hospital.

SOLD: GRANTOR: Hugh J. Steel, Burton E. Graham, Michael A. Gridley, John F. Goodall, Mercedes V. Gridley

GRANTEE: R & R Development Co. & Mario A. Bunon

RECORDED: 4/15/69

PRICE: \$160,000 \$8.95 PER SQ.FT.



LAND COMPARABLE SALE

BLOCK 793 / LOT 11 & 29

ADDRESS: 451 Fulton Street and 438 Grove Street

LOCATION: S/L Fulton Street, 137.5' W. of Gough Street
N/L Grove Street, 165' W. of Gough Street

LOT SIZE: Lot 11 - 27.5' x 68.75') contiguous
Lot 29 - 95.75' x 206.25') lots

LOT AREA: 21,639.06 sq

TOPOGRAPHY: Level and at street grades

ZONING: Lot 11- C-2
Lot 29- C-M

SOLD: GRANTOR: John F. & Harry Smith

GRANTEE: San Francisco Local #85, Drivers &
Helpers Fringe Benefit Trust

RECORDED: 8-20-70

PRICE: \$205,000 with
\$100,000 deed of trust to seller

PER SQ. FT. \$9.47

REMARKS: Old wood-framed 1-story commercial building covers a
small portion of Lot 29. Lot #11 entirely vacant.
Purchased as a new office building site.



LAND COMPARABLE SALE

BLOCK 793 / LOT 11 & 29

ADDRESS: 451 Fulton Street and 438 Grove Street

LOCATION: S/L Fulton Street, 137.5' W. of Gough Street
N/L Grove Street, 165' W. of Gough Street

LOT SIZE: Lot 11 - 27.5' x 68.75') contiguous
Lot 29 - 95.75' x 206.25') lots

LOT AREA: 21,639.06 sq

TOPOGRAPHY:

ZONING:

SOLD:

REMARKS:



LAND COMPARABLE SALE

Block 794 / Lot 24

LOCATION: SW corner of Octavia & Birch Streets.

LOT SIZE: 40.417' x 55.083'

AREA: 2226.29 sf

TOPOGRAPHY: Nearly level and at street grade.

ZONING: R-3

SOLD: GRANTOR: Roy & Lilian Skinner

GRANTEE: Christopher Dairy Farms

RECORDED: 11-6-68

PRICE: \$12,000

PER sf \$5.39

REMARKS: Corner lot with 7' wood fence and door on Octavia Street side.



LAND COMPARABLE SALE

Block 809 / Lot 1

LOCATION: SW corner Franklin & Grove Streets.

LOT SIZE: 47.5' x 107.5' AREA: 5106.25 sf

IMPROVEMENTS:

Gasoline service station. Demolished by grantee.

TOPOGRAPHY: Level, and at street grade.

ZONING: C-2

SOLD: GRANTOR: Virginia O. Clark and Mary O. Walsh

GRANTEE: John W. & Phyllis W. Herron

RECORDED: 6/7/68

PRICE: \$85,000

PER sf \$16.65



2

LAND COMPARABLE SALE

Block 814 / Lot 13

LOCATION: N/E Corner Van Ness Ave. & Fell St.

LOT SIZE: 120' x 100' AREA: 12,000 sq

TOPOGRAPHY: Level and at street grades

ZONING: C-3-G

SOLD: GRANTOR: Halvor D. & Dorothy A. Klinker

GRANTEE: California State Automobile Association

RECORDED: 7/5/68

PRICE: \$275,000 PER SQ.FT. \$22.92

INCOME: \$650 Mo. lease, expiring 3/31/70 to Standard Oil Co.

REMARKS: Improvements, now removed, consisted of a 15-year old Standard (Chevron) Oil Station. Nine pumps on two islands. Four underground tanks. Present lease will not be renewed, as buyer intends to expand his next door operations.



LAND COMPARABLE SALE

Block 816/ Lot 18

LOCATION: S/L Hayes St., 57.5' W of Franklin St.

LOT SIZE: 25' x 80' AREA: 2000 sq ft

TOPOGRAPHY: Level and at street grade
Paved parking lot.

ZONING: C-2

SOLD: GRANTOR: Fitz-Gerald & Florence M. Ames

GRANTEE: M. J. King

RECORDED: 3-23-66

PRICE: \$29,000

PER sq ft \$14.50



LAND COMPARABLE SALE

Block 817 / Lot 28

LOCATION: S/L Hayes St, 200' W of Gough St.
LOT SIZE: 25' x 120', less 59.5 $\pm$ triangular portion
at rear (freeway taking).
AREA: 2940.5 $\pm$
TOPOGRAPHY: Level and at street grade
ZONING: C-2
SOLD: GRANTOR: J. Russell & Josephine Lane
GRANTEE: Robert & Harriet M. Rudolph
RECORDED: 9-4-68
PRICE: \$13,500
Per $\pm$ \$4.59



L

LAND COMPARABLE SALE

Block 818 / Lot 3

LOCATION: W/L Octavia Street, 44' N. of Fell St.

LOT SIZE: 36' x 82.5'

AREA: 2,970 sf

TOPOGRAPHY: Level, and at street grade

ZONING: R-4

REMARKS: Vacant Lot

SOLD: GRANTOR: Home Federal Savings & Loan

GRANTEE: Adolph & Mary Lindner

RECORDED: 2/14/68

PRICE: \$11,703.52

PER SQ.FT. \$3.94



IMPROVED COMPARABLE SALE

BLOCK 834 / LOT 18

TYPE OF
PROPERTY: 4-story brick hotel

ADDRESS: 145 Fell Street

LOCATION: S/L of Fell Street, 151' W of Van Ness Ave.

LOT SIZE: 41.25' x 120' LOT AREA: 4,950sf

ZONING: C-3-G

IMPROVEMENTS: 4-story plus basement brick hotel with 60 rentable rooms. Shell of building burned out. Fire was before sale. Concrete foundation. Lath and plaster interior. Brick exterior with metal trim. 12 baths; and 9 separate toilets with cement and tile floor. Flat tar and gravel roof. 2 fire escapes; 1 electric passenger elevator. Steam heat. Poor condition. 15 rooms on each floor. 4,170sf each floor. 14,610 total building area. Built 1907.

EXPENSES: Taxes: \$1,955

SOLD: GRANTOR: Louis Raoul

GRANTEE: Fred R. Winn

RECORDED: 4-2-70

PRICE: \$50,000 with \$33,763 deed of trust to seller



Be sure to
compare with
Bayer's
status of
improvement

2

LAND COMPARABLE SALE

Block 849 / Lot 17

LOCATION: N/L Haight St. 164.1' E of Fillmore St.

LOT SIZE: 22.6' x 137.5'

AREA: 3,107.5 $\frac{1}{2}$

TOPOGRAPHY: Level

ZONING: C-2

SOLD: GRANTOR: Russell L. & Annie B. Jackson

GRANTEE: The Salvation Army

RECORDED: 12/31/69

PRICE: \$37,500

PER SQ.FT. \$12.07

REMARKS: New Owner intends to demolish old two-story flat building and use land for a parking lot for commonly owned adjacent operation.



COMPARABLE LAND SALE

Block 852 / Lot 15

LOCATION: S/L Page Street, 55' E of Laguna Street

LOT SIZE: 55' x 120'

AREA: 6,600 sq

TOPOGRAPHY: Nearly level, at about 2' below street grade

ZONING: R-4

SOLD: GRANTOR: William & Mary Kirkis and
Thomas K.S. & Jeanette Hsieh

GRANTEE: Norman S. Impelman

RECORDED: 4/28/67

PRICE: \$35,000

PER SQ.FT. \$5.30

REMARKS:

Resold to City & County of San Francisco for a
Mini-park 5/19/69 for \$43,500.



MAR • 69
MAR • 68

LAND COMPARABLE SALE

73

Block 856 / Lot 24

LOCATION: S/L Haight St, 37.5' W of Octavia St.

LOT SIZE: 25' x 100' AREA: 2500 sq

TOPOGRAPHY: Level, and at street grade

ZONING: R-4

SOLD: GRANTOR: Lea & Barbara Rasmussen and
Leslie & Nellie Veate

GRANTEE: Howard Love

RECORDED: 4/4/66

PRICE: \$12,000 PER sq \$4.80



L

LAND COMPARABLE SALE

Block 1051 / Lot 22

LOCATION: E/L Divisadero 87.5' S of Bush

LOT SIZE: 25' x 100'
(Less 1.583' x 12.5' at rear) AREA: 2,480.2 sf

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Present improvements to be demolished.

SOLD: GRANTOR: Diantha M. Lebonzon, Andrew C. McLaughlin,
and Thomas O. McLaughlin

GRANTEE: Harrigan & Weidenmuller Co.

RECORDED: 6/18/70

PRICE: \$43,750 PER SQ.FT. \$17.64



LAND COMPARABLE SALE

BLOCK 1053 / LOT 29

LOCATION: S/L Bush Street, 200' W. of Broderick
(formerly 2757 Bush)

LOT SIZE: 27.5' x 137.5' AREA: 3,781.25 sf

TOPOGRAPHY: Level

ZONING: R-3

SOLD: GRANTOR: Fillmore Glass & Hardware Co.
GRANTEE: City & County of San Francisco
RECORDED: 8-6-70
PRICE: \$20,000 PER SQ. FT. \$5.29

EXPENSES: TAXES: \$473

REMARKS: City also purchased adjoining vacant lot 1053/30 (formerly 2751 Bush) for \$22,900, 30' x 137.5', or \$5.55 sf. Seller was Fred R. Winn. Combined lots will be a city mini-park



LAND COMPARABLE SALE

BLOCK 1053 / LOT 30

LOCATION: S/L Bush Street, 190' W. of Broderick Street
(formerly 2751 - Bush Street)

LOT SIZE: 30' x 137.5' AREA: 4,125 sf

TOPOGRAPHY: Level

ZONING: R-3

SOLD: GRANTOR: Fred R. Winn

GRANTEE: City and County of San Francisco

RECORDED: 8-4-70

PRICE: \$22,900

PER SQ. FT. \$5.55

REMARKS: Parcel, when combined with adjoining 1053/29, will be a new city mini-park (other lot sold 8-6-70 for \$20,000, or \$5.29 sf).



LAND COMPARABLE SALE

BLOCK 1081 / LOT 24

LOCATION: SE Corner of Post and Lyon Streets

LOT SIZE: 27.667' x 137.5' LOT AREA: 3804.2 sf

TOPOGRAPHY: Nearly level and at street grade

ZONING: R-3

SOLD: GRANTOR: W. Bernard & A. Fredonia Baquie
GRANTEE: Margaret Wilson
RECORDED: 8-5-70
PRICE: \$19,500 with
\$12,300 deed of trust to seller

REMARKS: Old boarded-up store building of no value



LAND COMPARABLE SALE

BLOCK 1082 / LOT 7

LOCATION: NW Corner of Geary Blvd. and Lyon Streets

LOT SIZE: 25' x 100'

TOPOGRAPHY: Level, and at street grades

ZONING: C-2

SOLD: GRANTOR: Georgette, Clarence, Stanley, Betty J.,
Alfred, and Nancy Krieger

GRANTEE: Joseph & Hazel T. Obegi

RECORDED: 10-21-70

PRICE: \$40,000 with
30,000 deed of trust to seller
10,000 cash down

PER SQ. FT. \$16.00

REMARKS: Leased at \$350 mo. for 5 years and \$400 mo. for
additional 5 years to Scotty's Drive Inn, and sublet
to buyer. Principal lease is still security for deed
of trust.

Old hamburger stand improvements of no value.
Purchased for land value.



SALE 1156-27

LOCATION: South side of Golden Gate Avenue, 175' east of Broderick

PARTIES: Del Camp Investments, Inc., to Marion M. Merriouns

RECORDED: 11/20/68 Reel 290, image 999

ZONING: R-4

I.R.S.: \$18.15

SALES PRICE: \$16,500

LAND SIZE: $33.5 \times 137.5 = 4,606$ s.f.

UNIT VALUE: \$3.58/s.f.

IMPROVEMENTS: Vacant land



LAND COMPARABLE SALE

82

Block 1156 / Lot 27

LOCATION: S/L Golden Gate Ave. 170.83 E of Broderick

LOT SIZE: 33.25' x 137.5' AREA: 4571.9 sq

IMPROVEMENTS: Three-car woodframe garage - no value.

TOPOGRAPHY: Lot graded level, and at street grade.

ZONING: R-4

SOLD: GRANTOR: Del Camp Inv. Co.

GRANTEE: Marion M. Merriouns

RECORDED: 11/20/68

PRICE: \$16,500

PER sq \$3.61



SALE 1156-27

82

LOCATION: South side of Golden Gate Avenue, 175' east of Broderick

PARTIES: Del Camp Investments, Inc., to Marion M. Merriouns

RECORDED: 11/20/68 Reel 290, image 999

ZONING: R-4

I.R.S.: \$18.15

SALES PRICE: \$16,500

LAND SIZE: $33.5 \times 137.5 = 4,606$ s.f.

UNIT VALUE: \$3.58/s.f.

IMPROVEMENTS: Vacant land



SALE 1157-11

79

LOCATION: 740 Baker Street

PARTIES: Robert Wong to Hatsure and Amy Aizawo

RECORDED: 4/21/66 Reel B42, Image 725

ZONING: R-3

I.R.S.: \$11

SALES PRICE: \$10,000

LAND SIZE: $25 \times 96.8 = 2,420$ square feet

UNIT VALUE: \$4.13 per square foot

IMPROVEMENTS: Vacant





L

LAND COMPARABLE SALE

Block 1179 / Lot 28 &
Ptn. 27
(Old Lot # 3)

LOCATION: N/W Corner Fulton & Divisadero Sts.

LOT SIZE: 137.5' x 115.96'

AREA: 15,944.5 sf

TOPOGRAPHY: Nearly Level

ZONING: C-2

SOLD: GRANTOR: Fred & Jerome & Sarah Cohen

GRANTEE: Gulf Oil Corp.

RECORDED: 9/16/66

PRICE: \$173,000

PER SQ.FT. \$10.85

REMARKS: Buyer, same day, sold off the northerly 8' x 137.5' to neighboring lot owner for \$4,000.



LAND COMPARABLE SALE

Block 1185 / Lot 27

LOCATION: S/L Fulton 81.25' E Central

LOT SIZE: 25' x 100'

AREA: 2,500 sf

TOPOGRAPHY: Level

ZONING: R-3

REMARKS: Burned out building shell of 3-story
Victorian still standing.

SOLD: GRANTOR: Paul & Rose Babow

GRANTEE: The Shippen Co.

RECORDED: 5/26/70

PRICE: \$6,000 PER SQ.FT. \$2.40
Plus Demolition



LAND COMPARABLE SALE

BLOCK 1200 / LOT 13

ADDRESS: 400 Baker Street

LOCATION: NE Corner Hayes & Baker Streets

LOT SIZE: 75' x 107'

AREA: 8,025 sq

TOPOGRAPHY: Level

ZONING: R-3

EXPENSES: TAXES: \$1,856

SOLD: GRANTOR: TEXACO, INC.

GRANTEE: William A. & Lena Price

RECORDED: 7-17-70

PRICE: \$54,000 with
deed of trust to seller of \$46,000

REMARKS: Level, old gas station, still with pumps and tanks and metal building. Buyer intends to demolish and use for a parking lot - - across from S.P. Hospital (doctor-buyer) corner parcel

PER SQ. FT. \$6.73







LAND COMPARABLE SALE

BLOCK 1215 / LOT 5

TYPE OF
PROPERTY: 1 Store and 1 Flat

ADDRESS: 425 Divisadero Street

LOCATION: W/L Divisadero, 107.5' N. of Oak Street

LOT SIZE: 30' x 131.25' AREA: 3937.5 sq ft

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$922

SOLD: GRANTOR: M & C Mortgage Co.

GRANTEE: Humble Oil & Refining Co.

RECORDED: 10-5-70

PRICE: \$40,000

PER SQ. FT. \$10.16



LAND COMPARABLE SALE

BLOCK 1215/ LOT 6

TYPE OF
PROPERTY: Stores and Flats

ADDRESS: 401-19 Divisadero Street

LOCATION: NW Corner of Oak and Divisadero Streets

LOT SIZE: 107.5' x 85.5' AREA: 9191.25 #

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$3,073

SOLD: GRANTOR: Bank of California, $\frac{1}{2}$ interest
Isabel B & William & Mary S. Sprague, $\frac{1}{2}$ int.

GRANTEE: Humble Oil & Refining Company

RECORDED: 10-5-70

PRICE: \$90,000

PER SQ. FT. \$9.79



LAND COMPARABLE SALE

BLOCK 1215 / LOT 7

TYPE OF
PROPERTY: Construction Service & Materials

ADDRESS: 1120-28 Oak Street

LOCATION: N/L Oak Street, 85.5' W. of Divisadero Street

LOT SIZE: 64.5' x 107.5' plus 30' x 40' at rear AREA: 8133.75 sq

TOPOGRAPHY: Level

ZONING: C-2

REMARKS: Plottage lot for a new corner gas station

EXPENSES: TAXES: \$2,109

SOLD: GRANTOR: R.S. & Eviline Silverberg

GRANTEE: Humble Oil & Refining Company

RECORDED: 10-19-70

PRICE: \$110,000 PER SQ. FT. \$13.52





2

LAND COMPARABLE SALE

Block 1218 / Lot 27

LOCATION: S/L Oak Street, 125' E of Broderick

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

TOPOGRAPHY:

ZONING: R-4

REMARKS: 80 year old Victorian 3-story flat building still standing. To be demolished - boarded up and officially condemned since 10/27/66.

SOLD: GRANTOR: American Savings & Loan Assn.

GRANTEE: Cecil & Charles T. Brown

RECORDED: 8/29/69

PRICE: \$15,000

PER SQ.FT. \$4.36



LAND COMPARABLE SALE

BLOCK 1226 / LOT 16

LOCATION: N/L Page Street, 81.25' E of Shrader Street
LOT SIZE: 25' x 100' LOT AREA: 2500 sf
TOPOGRAPHY: Nearly level
ZONING: R-4
SOLD: GRANTOR: Bolivar Apartments, Ltd.
GRANTEE: Dr. Rosario & Rosa N. Floridia
RECORDED: 11-17-70
PRICE: \$12,000 with
9,600 deed of trust to seller
REMARKS: Buyer purchased next door 18-unit apartment
house (1226/15) same day for \$100,500 at pro-
bate sale.

PER SQ. FT. \$4.80



8FH371
8FRA

WA - Land Compasible Sales (Vacant 1878), C.19109

ACID FREE - TIGNIN FINE
pH 8.0 - 10.0 BUFFERED
Rollinger Metal Edge, Inc.
800-862-2228
2011

